

ELEVATOR SAFETY BOARD MEETING MINUTES

September 28, 2010

**LOCATION: MISSOURI DIVISION OF FIRE SAFETY, 2401 E MCCARTY STREET,
JEFFERSON CITY, MO 65101**

BOARD MEMBERS PRESENT

**John McNerney
Tom Corso
Suzan Mehalko
John Orr
JA Marchack
Bob Kocher
Michele Ohmes
Wilson Winn**

STAFF PRESENT

**Randy Cole, State Fire Marshal,
Representing DPS Dir. Britt
Greg Carrell, Asst State Fire Marshal
Larry Watson, Deputy Chief
Vince Daus, State Elevator Inspector
Dan Daniels, State Elevator Inspector
Ron Evans, State Elevator Inspector
Robert Dawes, State Elevator Inspector
Sherry Hunt, Elevator Safety Unit**

BOARD MEMBERS ABSENT

Gerri Kielhofner

VISITORS

**John Kurtz, Buckner UMC
Wesley Steele, Seneca R-7 Schools
Jerry Donohue, Hawthorne Educational
Jim Haas, Bodley Manor Condos
Joe Hunt, St. Louis County
Eric Rogers, Local 12**

**Steve Hayes, Applied Scholastics Intl
Dave Hardin, Lemp Elevator Company
Bill Rogers, Lockwood R-1 Schools
Dave Evans, St. Louis County
Drew Henrickson, Div. of Fac's Mgmt**

I. OPEN AND WELCOME

Meeting was called to order at 9:30 AM. Introductions were made by all present.

II. APPROVAL OF July 28, 2010 MINUTES

Michele Ohmes motioned to accept the July 28, 2010 minutes. Suzan Mehalko seconded the motion. Motion passed unanimously.

III. VARIANCE REQUEST BETTER LIVING PROPERTIES

The location is requesting a variance for an extension to replace the single bottom jacks on 2 units. **State ID: 1047 & 1048**

Wilson Winn motioned to grant a one year variance with the stipulations; have a full pressure test done every 6 months witnessed by a State Licensed Inspector, monitor the oil monthly. Michele Ohmes seconded the motion. Motion passed unanimously.

The Elevator Safety Board strongly recommended that the location first contact ThyssenKrupp Elevator with the serial numbers of the elevators to verify whether the jack assemblies are double bottom or single bottom jacks.

IV. VARIANCE REQUEST BODLEY MANOR CONDOS

The location is requesting a variance to not require the installation of a pit ladders. **State ID: 11809 & 11810.**

Tom Corso motioned to deny the variance. John Orr seconded the motion. Motion passed unanimously. J A Marchack and Wilson Winn absent for vote.

V. VARIANCE REQUEST BUCKNER UMC

The location is requesting a variance to allow a residential elevator to remain in a commercial building. **State ID: 12468.**

Wilson Winn motioned to grant the variance to allow the residential elevator to remain in the commercial building with the following stipulations; the elevator must have annual State Inspections, and if the occupancy of this building changes this variance becomes null and void. Bob Kocher seconded the motion. Motion passed unanimously.

VI. VARIANCE REQUEST C A BIANCO INC-PRESIDENT APTS

The location is requesting a variance to not require installation of a pit ladder. **State ID: 13097.**

John Orr made a motion to deny the variance request. Tom Corso seconded the motion. Motion passed unanimously.

VII. VARIANCE REQUEST CAPLAN LLC-LANDMARK BLDG

The location is requesting a variance to allow pipes in the machine room, location of main line disconnect, and not install self locking self closing doors to the machine room. **State ID: 302.**

It was learned that the Board had already granted a variance in 2005 for the pipes in the machine room. The Board determined that the disconnect was allowable and did not require a variance. Recommendation made to label panel indicating elevator disconnect.

John Orr motioned to deny the variance to not install the self-locking self-closing door to the machine room. Suzan Mehalko seconded the motion. Motion passed unanimously.

VIII. VARAINCE REQUEST FIRST CASSIDY TURLEY MIDWEST INC-WOODS MILL

The location is requesting a variance to allow equipment that is not related to the elevator equipment to remain in the machine room. **State ID: 13890.**

Tom Corso motioned to grant the variance to allow the transformers to remain in the machine room with the following stipulation; no additional equipment be installed in the machine room. John Orr seconded the motion. Motion passed unanimously.

IX. VARIANCE REQUEST CLARK COUNTY R-1 SCHOOLS-BLACK HAWK ELEMENTARY

The location is requesting a variance to allow a residential elevator to remain in a commercial building. **State ID: 14173.**

John Orr motioned to grant the variance to allow the residential elevator to remain in the commercial building with the following stipulations; the elevator must have an annual State Inspections, verification presence of telephone and if the occupancy of this building changes this variance becomes null and void. JA Marchack seconded the motion. Motion passed unanimously.

X. VARIANCE REQUEST CROSSROADS PRESBYTERIAN FELLOWSHIP

The location is requesting a variance to allow a residential elevator to remain in a commercial building. **State ID: 4732.**

The Elevator Safety Board tabled the variance until the next Board meeting so that photographs of the installation could be obtained.

XI. VARIANCE REQUEST DAIRY FARMERS OF AMERICA

The location is requesting a variance to allow the installation of radio equipment to remain in the machine room. **State ID: 8318.**

Tom Corso made a motion to grant the variance to allow the radio equipment to remain in the machine room with the following stipulation; no additional equipment be installed in the machine room. JA Marchack seconded the motion. Motion passed unanimously.

XII. VARIANCE REQUEST FAIRFAX R-3 SCHOOLS

The location is requesting a variance to allow the residential elevator to remain in a commercial building. **State ID: 3330.**

JA Marchack motioned to grant the variance with the following stipulations; the elevator must have annual State Inspections, and if the occupancy of this building changes this variance becomes null and void. Bob Kocher seconded the motion. Motion passed unanimously.

XIII. VARIANCE REQUEST FELLOWSHIP FIRST BAPTIST CHURCH

The location is requesting a variance to allow the residential elevator to remain in a commercial building. **State ID: 9386.**

John Orr motioned to grant the variance with the following stipulations; the elevator must have annual State Inspections, and if the occupancy of this building changes this variance becomes null and void. JA Marchack seconded the motion. Motion passed unanimously.

XIV. VARIANCE REQUEST FIRST PRESBYTERIAN CHURCH

The location is requesting a variance to allow a residential elevator to remain in a commercial building. **State ID: 15947.**

John Orr motioned to deny the variance due to the apparent lack of safety features. JA Marchack seconded the motion. Motion passed unanimously. Board recommended red tagging unit due to safety violations present.

XV. VARIANCE REQUEST HAWTHORNE EDUCATIONAL SERVICE

The location is requesting a variance to allow a residential elevator to remain in a commercial building. **State ID: 630.**

Tom Corso motioned to grant the variance with the following stipulations; the elevator must have annual State Inspections, and if the occupancy of this building changes this variance becomes null and void. John Orr seconded the motion. Motion passed unanimously.

XVI. VARIANCE REQUEST LINCOLN COUNTY R 3 SCHOOL DISTRICT

The location is requesting a variance to allow a residential elevator to remain in a commercial building. **State ID: 19552.**

Tom Corso motioned to grant the variance with the following stipulations; the elevator must have annual State Inspections, and if the occupancy of this building changes this variance becomes null and void. Michele Ohmes seconded the motion. Motion passed unanimously.

XVII. VARIANCE REQUEST LINDELL BANK

The location is requesting a variance to allow the pipes to remain in the machine room. **State ID: 6330.**

John Orr motioned to grant the variance to allow the pipes to remain in the machine room. Wilson Winn seconded the motion. JA Marchack and Michele Ohmes abstained from the vote, remaining members vote "Aye". Motion passed.

XVIII. VARIANCE REQUEST LOCKWOOD R1 SCHOOL

This location is requesting a variance to allow a residential elevator to remain in a commercial building. **State ID: 649**

Wilson Winn motioned to grant the variance to allow the residential platform lift to remain in the school with the following stipulations; the unit must have annual State Inspections,

and if the occupancy of this building changes this variance becomes null and void. Bob Kocher seconded the motion. Wilson Winn, Bob Kocher, Tom Corso, John McNerney voted "Aye". Michele Ohmes, Suzan Mehalko, and John Orr voted "Nay". JA Marchack absent for vote. Board recommended the unit's exterior panels and door be modified to meet 42" height code requirement. Motion passed.

XIX. VARIANCE REQUEST MERRIWETHER INVESTMENTS

This location is requesting a variance to not require the cover on the sump pump and to not install a pit ladder. **State ID: 16146.**

John Orr motioned to deny both variances. Bob Kocher seconded the motion. Motion passed unanimously.

XX. VARIANCE REQUEST MO DEPT OF MENTAL HEALTH

This location is requesting a variance for an extension to replace the single bottom jacks (6 units). **State ID: 6022, 6023, 6024, 6025, 6027, AND 6028.**

The Elevator Safety Board identified each variance individually by State ID number and the planned use of the installation.

State ID: 6022: (Wallace Bldg) to be removed from service per code. No variance required

State ID: 6023: (Dietary Center) the variance on the jack was tabled until the next Elevator Safety Board meeting to allow time for the owner to determine the planned future use of the equipment.

State ID: 6024: (Admin Bldg) J A Marchack motioned to grant the variance for 24 months to allow the vision panels to remain. J A Marchack motioned to grant the variance for 24 months to not install a pit ladder. Wilson Winn seconded the motions. Motion passed unanimously.

State ID: 6025: (Fernald Hall) to be removed from service per code. No variance required.

State ID: 6027: (Elliot Bldg) to be removed from service per code. No variance required.

State ID: 6028: (Hauptman) The Elevator Safety Board granted a one year variance for the single bottom jack with the following stipulations; have a full pressure test done every 6 months witnessed by a State Licensed Inspector, monitor the oil monthly. Failure to comply with the stipulations will nullify this variance.

JA Marchack motioned to grant the variance for the replacement of the single bottom jacks with the following stipulations; have a full pressure test done every 6 months witnessed by a State Licensed Inspector, monitor the oil monthly. Bob Kocher seconded the motion. Motion passed unanimously.

XXI. VARIANCE REQUEST OZARK CHRISTIAN COLLEGE

This location is requesting a variance to utilize existing freight elevator to carry passengers. **State ID: 7378**

Due to an apparent misclassification of the installation when it was registered. JA Marchack motioned to grant the variance with the following stipulations; this elevator shall comply with the all the passenger elevator requirements at the time of installation. John Orr seconded the motion. Motion passed unanimously.

XXII. VARIANCE REQUEST SENECA R 7 SCHOOL DISTRICT

This location is requesting a variance to allow a residential elevator to remain in a commercial building. **State ID: 17235**

JA Marchack motioned to grant the variance with the following stipulations; remove the keys and secure the keys in secure location, the elevator must have annual State Inspections, and if the occupancy of this building changes this variance becomes null and void. Tom Corso seconded the motion. Motion passed unanimously.

XXIII. VARIANCE REQUEST SPECTNER ASSOCIATES

This location is requesting a variance for an extension to replace the single bottom jack. **State ID: 7895**

JA Marchack motioned to grant the variance with the following stipulations; ; have a full pressure test done every 6 months witnessed by a State Licensed Inspector, monitor the oil monthly. John Orr seconded the motion. Motion passed unanimously.

XXIV. VARIANCE REQUEST ST. LOUIS COUNTY DEPT OF PUBLIC WORKS

This location is requesting a variance for an extension of time to allow for the repair of fire service on 4 elevators. **State ID: 13307, 13308, 13309, 13310.**

John Orr motioned to grant the variance until June 30, 2011 with the following stipulations; post signage for Fire Department personnel and send the Fire Department a certified letter advising them fire service is inoperable. Wilson Winn seconded the motion. Motion passed unanimously. Copy of certified letter shall be provided to Elevator Safety Unit.

XXV. VARIANCE REQUEST TRINITY UNITED CHURCH OF CHRIST

This location is requesting a variance to allow a residential elevator to remain in a commercial building. **State ID: 12694**

JA Marchack motioned to deny the variance due to lack of information on this installation. John Orr seconded the motion. Motion passed unanimously.

XXVI. VARIANCE REQUEST TYLER PLACE PRESBYTERIAN CHURCH

This location is requesting a variance to allow a residential elevator to remain in a commercial building. **State ID: 13019**

Michele Ohmes motioned to deny the variance due to lack of information on this installation. Bob Kocher seconded the motion. Motion passed unanimously.

XXVII. VARIANCE REQUEST UNION MEMORIAL UMC

This location is requesting a variance to allow a residential elevator to remain in a commercial building. **State ID: 5030**

Bob Kocher motioned to grant the variance with the following stipulations; the elevator must have annual State Inspections, and if the occupancy of this building changes this variance becomes null and void. Michele Ohmes seconded the motion. Motion passed unanimously.

XXVIII. BOARD REVIEW OF ELEVATOR INSPECTOR LICENSE

A. RICHARD NEWTON

John Orr motioned to approve the inspector license for Richard Newton. Bob Kocher seconded the motion. JA Marchack abstained from the vote. Motion passed unanimously.

B. DAVID WALLACE

Michele Ohmes motioned to approve the inspector license for David Wallace. John Orr seconded the motion. JA Marchack abstained from the vote. Motion passed unanimously.

C. STEVE CHRISTNER

Bob Kocher motioned to approve the inspector license for Steve Christner. Tom Corso seconded the motion. JA Marchack and Wilson Winn abstained from the vote. Motion passed unanimously.

D. ANTHONY RHONE

Bob Kocher motioned to approve the inspector license for Anthony Rhone. Suzan Mehalko seconded the motion. JA Marchack abstained from the vote. Motion passed unanimously.

XXIX. DISCUSSION ON ASME STATNDARD FOR ELEVATOR ROPES

Deputy Chief Watson advised the Board that the new rope standard was now published and would be available for adoption. The Board discussed that the rope standard would be included in the next edition of the A17.1 standard and it may be in the best interest of the Sate to wait to adopt the rope standard (with amendments) as part of the adoption of the next A17.1 standard.

No action was taken at this time.

XXX. BOARD REVIEW ON STATE INSPECTORS

A. PAUL COCHRAN

The Board heard information concerning a complaint received of an elevator not being taken out of service at the time a life safety issue was identified. After hearing from the Division, reviewing reports and speaking with Inspector Paul Cochran, John Orr motioned to suspend Paul Cochran's license for 6 months. Suzan Mehalko

seconded the motion. JA Marchack abstained from the vote. Wilson Winn voted "Nay". Motion passed.

B. TIM TROUT

The Board heard information concerning a complaint received of an apparent conflict of interest involving inspections conducted by Tim Trout. After hearing from the Division, reviewing reports and speaking with Inspector Tim Trout, Tom Corso motioned to send a letter of reprimand to Inspector Tim Trout and to send a letter to his employer ECI detailing the reprimand. Michele Ohmes seconded the motion. JA Marchack abstained to the vote. Wilson Winn voted "Nay". Motion passed.